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Government
Publications



Ontario

Ministry of
Housing

Highlights of the Townsend Community Plan



August 1977

Introduction

Government
Publications

This report presents a summary of the more important aspects of the Townsend Community Plan which was developed over a fifteen-month planning period extending from January, 1976 to March, 1977. It was prepared under the direction of the Ministry of Housing's Townsend Community Development Program by the consulting firm of Llewelyn-Davies Weeks Canada Ltd., and associated consultants.

The plan contains the general principles for the development of the new community of Townsend and the broad pattern under which it will take place. Also included as part of the plan is the detailed design of the first housing area.

The plan will be reviewed in the weeks ahead by the regional and area municipality officials, together with other concerned public and private agencies and interested citizens. This plan, as written or revised, will not be considered an official document until it is adopted within the regional official plan under the terms of The Planning Act.

Valuable contributions to the preparation of the Townsend Community Plan were made by various individuals and municipal officials. Gratefully acknowledged is the assistance of those who served on the Townsend Advisory Committee, the Nanticoke Liaison Committee, the various technical committees, as well as staff members of the Regional Municipality of Haldimand-Norfolk and the City of Nanticoke, particularly their treasurers and engineers.

The metric system

The metric system was used in the formulation of the Townsend Community Plan. Throughout this report, both metric (S.I.) and imperial units are used. The following table of equivalents of the most common units is provided to assist the reader.

1 meter = 3.28 feet
1 square meter = 10.76 square feet
1 square meter = 10.76 square feet
1 kilometer = 0.62 miles
1 hectare = 2.47 acres






Reports available

Please note that the following reports may be obtained from the Ontario Bookstore, 880 Bay St., Toronto, Ontario at a cost of \$4.50 each. Cheques or money orders may be made payable to the Treasurer of Ontario.

Townsend Phase I Report
Townsend Phase II Report
Townsend Phase III Report
Townsend Town Centre Study
Townsend Community Plan



Regional context

-  City of Nanticoke
-  Regional Municipality of Haldimand Norfolk
-  Industrial Park Site
-  Stelco Mill Site
-  Texaco

5000
Hectares5000
Acres10KM
10MI

Scale 1:200000



Background

The plan for the new community of Townsend has been prepared by the Province of Ontario with the assistance of the Regional Municipality of Haldimand-Norfolk and the City of Nanticoke. The decision to create the new community was made in response to the substantial new population that will be attracted to the region by the major industrial complex under construction on the shore of Lake Erie.

The industrial complex includes a major steel plant of The Steel Company of Canada Ltd. (Stelco), an industrial park to be developed by Stelco for related industries, a new petroleum refinery for Texaco Canada Limited, and an Ontario Hydro generating station.

The steel plant will be the largest single employer in the area, with about 1,700 jobs expected by 1981 and more than 11,000 in 2001. The industrial park, to be developed on 1,000 ha. (2,500 acres) north of the steel plant, will provide an estimated 700 jobs by 1981 and 7,000 by 2001. The Texaco refinery is expected to start up in 1977 and to have a full staff of 275 in 1978. The Hydro generating station is presently 75 per cent operational and fully staffed with 400 employees. As a consequence of these developments, the basic employment alone at the Nanticoke industrial area, by conservative estimates, is expected to amount to over 3,000 by 1981 and nearly 19,000 by 2001.

The projected population of the region will be approximately 106,000 by 1981 and over 180,000 by 2001. Most of this growth will result from employment opportunities generated by the industrial development. The remainder will come from the natural increase in the existing population.

Regional government

Recognizing the substantial effect that these developments would have on the area, the Ontario government initiated the Haldimand-Norfolk Study in 1969 to prepare recommendations on future physical development and local government organization in the counties of Haldimand and Norfolk.

As a result of this study, the Regional Municipality of Haldimand-Norfolk was created in 1974, and agreement was reached on the concept of a hierarchy of urban places focused on a new major urban centre in the region.

In April, 1974 the regional council endorsed the concept that a new town be developed in the Region of Haldimand-Norfolk. The Province began to purchase the 5,650 ha. (14,150 acres) Townsend site in May, 1974. Title to the land is now vested in the Ontario Land Corporation. The regional council endorsed Townsend as the site for the new community in January, 1975.

The planning process

Llewellyn-Davies Weeks Canada Ltd., a firm of town planning consultants, was selected as the prime consultant for the planning of Townsend. A fifteen month planning process was initiated in January, 1976, and was organized in three phases:

- In Phase I (January—March, 1976) the planning criteria for the new community were established, the site conditions were reviewed, the overall development area for the community of 100,000 people was broadly determined and alternative planning concepts were prepared.
- In Phase II (April—September, 1976) the strategic plan for the community of 100,000 was prepared, the initial development area for the first 5,000 people and an intermediate area for 20,000 people were selected, and alternative plans prepared for these areas. Agreement was also reached on locating a number of key facilities, and the location of the initial road access and service facilities.
- In Phase III (October, 1976—March, 1977) the strategic plan was refined and detailed plans for the initial and intermediate development areas were completed. A conceptual plan for the town centre and a draft subdivision plan for the first housing area were prepared. Finally, special studies were carried out on residential site planning and landscaping.

Framework for development

Townsend will be able to provide a planned framework for development by addressing these key issues:

1. Good quality agricultural land must be protected wherever possible. Compact and orderly development in Townsend will minimize the use of agricultural lands for urban needs in the region, and ensure that the land that will be needed for development will be in productive use for as long as possible.
2. The rising cost of housing has been a major concern to the public and government. Most of the families attracted to the region by the new job opportunities will have modest incomes. Affordable housing will be provided in Townsend through economies achieved by comprehensive planning coupled with public land assembly.
3. The industrial development and resulting urban growth necessitate major new regional services for water and sewage. The costs of these services can be kept minimal only by concentrating most of the growth in one area near the Nanticoke industrial complex.
4. Townsend is strategically located in the centre of the region near the Nanticoke complex. It is, therefore, well situated to become a dominant focus and provide a new regional centre with a higher level of services and facilities.
5. The intimate character and quality of life of the existing rural centres could be quickly destroyed by rapid and extensive growth. With the bulk of the new development concentrated in Townsend, these communities will still be able to grow at reasonable rates, but will be protected from disruptive change.

Strategic Plan

The strategic plan on the opposite page shows the land use designation for the mature community of 100,000 people. This comprehensive design includes such features as:

- The development area located on the southern part of the site between the Sandusk and Black Creeks, north of highway 3;
- Housing areas for a broad mix of dwelling types;
- A linked open space system, incorporating the woodlots and valleylands on the site;
- The Nanticoke Creek, forming a parkland spine through the middle of the community;
- A town centre located at the southern entry to the community;
- Two potential industrial areas suitable for light industry and warehousing;
- Four secondary centres, each with a high school, supermarket and related facilities;
- Servicing systems for sanitary drainage, water supply and storm water run-off;
- A rectangular grid of arterial roads;
- A transit system using buses to serve the entire built-up area.

The total development area encompasses 2,550 ha. (6,300 acres) of which 240 ha. (590 acres) is major parkland and recreation areas in the valleys. In order to maintain flexibility in the plan, about 300 ha. (730 acres) of land are undesignated. The development area incorporates the stream courses and other natural features of the site, and is close to the Nanticoke industrial area.

The northern and western parts of the site containing the best agricultural lands, will be retained in permanent farm use. The agricultural area is separated from the development area by open space buffers incorporating valleylands and major woodlots.

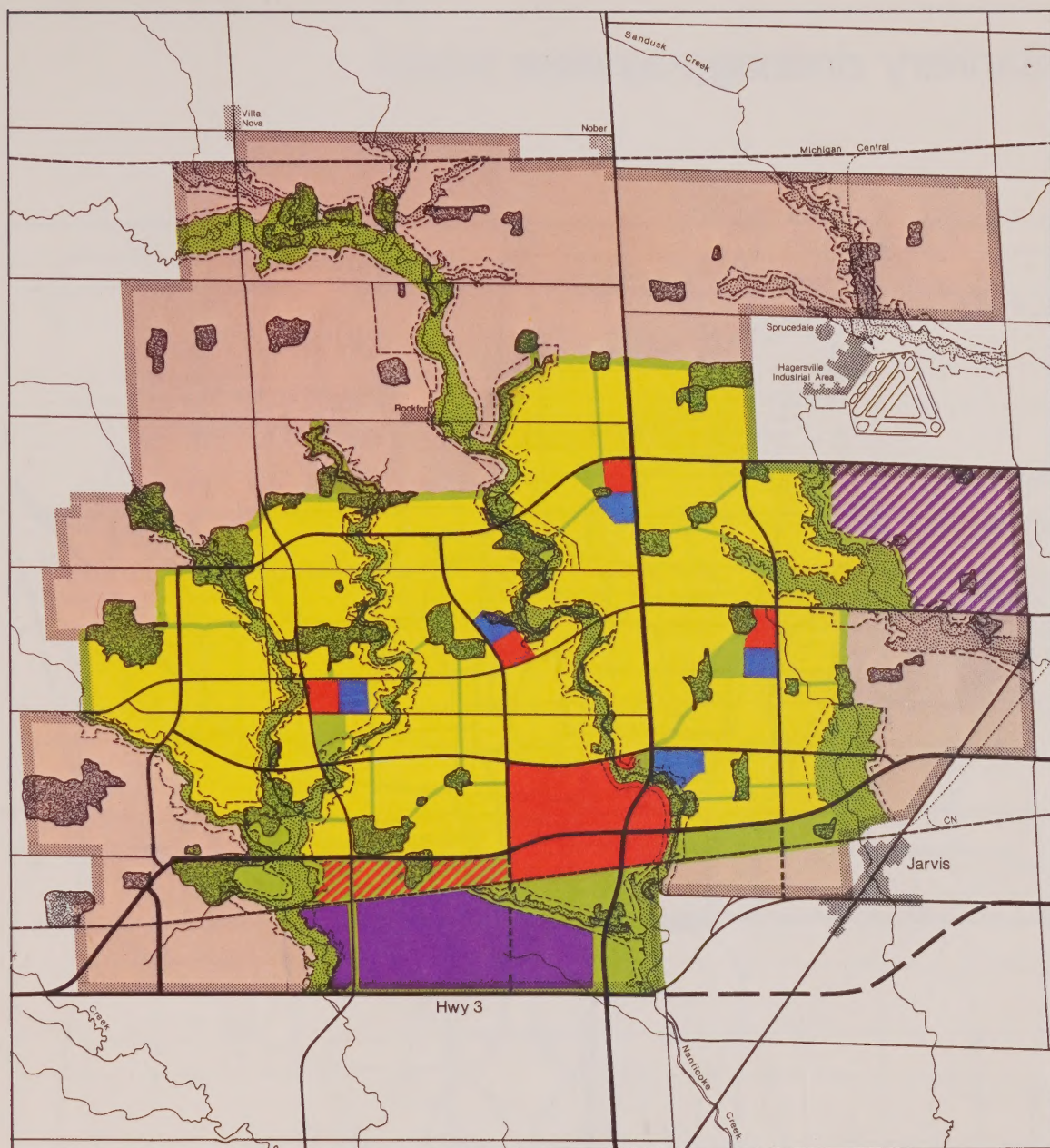
The eastern part of the site north of Jarvis has not been proposed for development for a number of reasons, including the adverse drainage conditions, the extensive area within the flood plain and fill line of the Sandusk tributary, the existence of gas wells, and shallow overburden in the area.

Housing and associated land uses comprise the largest parts of the development area in the strategic plan. Most of the housing will be family accommodation, and the land allocated for dwelling units will allow for a full variety of types, ranging from single detached houses to clustered townhouses.

Less than ten per cent of the total housing stock will be higher density units. Although these may be taller blocks, most of this housing will be 4 storey apartments or maisonettes—that is, walk-up units over shops or other dwellings. In the strategic plan, this housing is located mainly within or next to the town centre, generally overlooking the Nanticoke valley. The remainder will be in the secondary centres.

The development area shown in the strategic plan can accommodate 100,000 people, with a 10 per cent surplus of land as a safety margin to ensure that the plan can respond to changing housing needs.

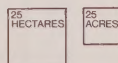
The land allocated to housing also allows for elementary schools, neighborhood parks and local activity centres. The elementary schools will be distributed throughout the housing area so that every home is within convenient walking distance.



Strategic Plan 100 000 Population

- Housing Areas
- Mixed-Use Activity Centres
- Major Educational Uses
- Employment Areas
- Open Space
- Agricultural Uses
- Pedestrian Network
- Existing Development

- Regional Arterials
- Town Arterials
- Existing Roads
- Railways



1 KM
1 MI



Date March 77

TOWNSEND

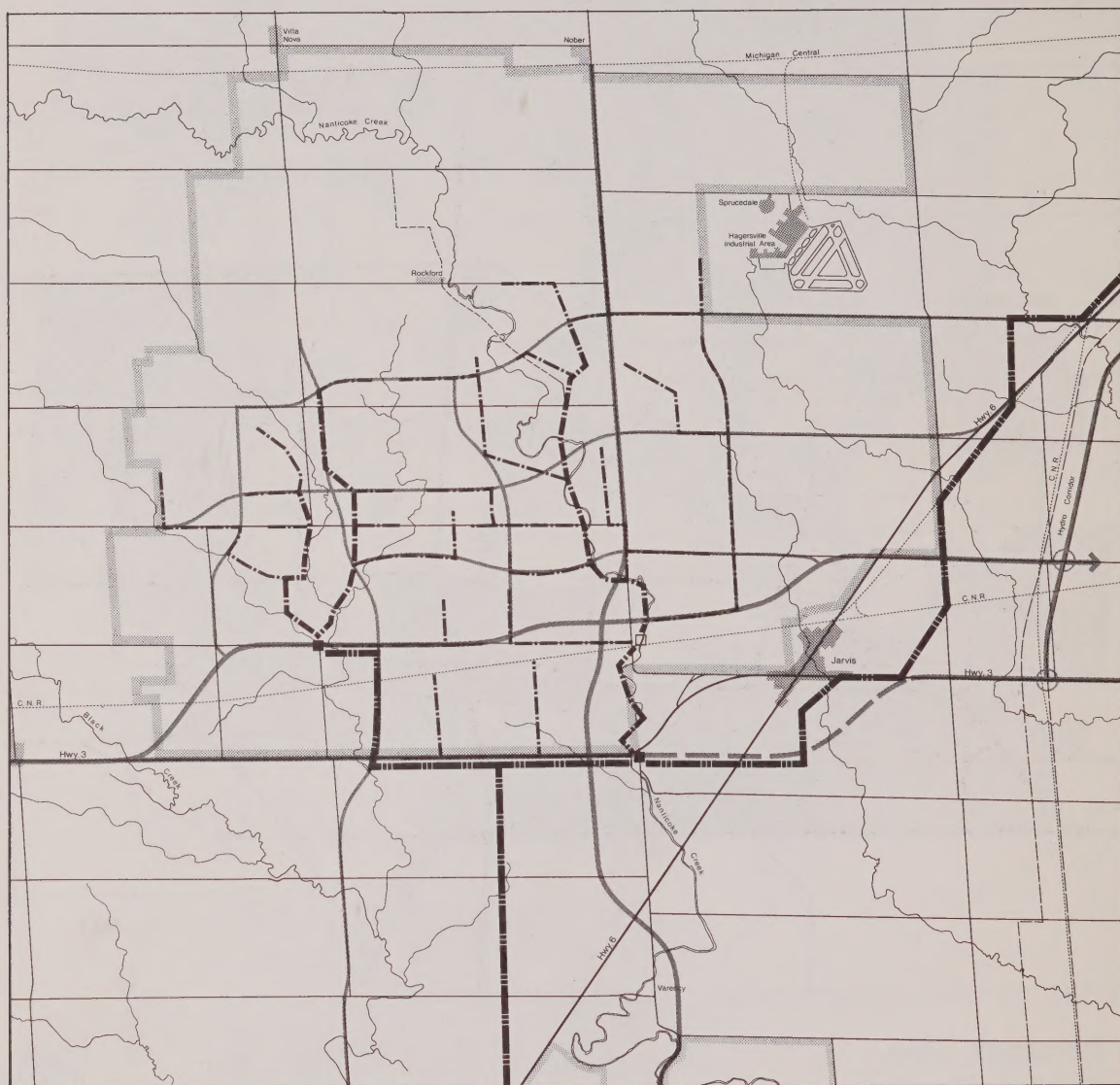
COMMUNITY DEVELOPMENT PROGRAM



Ministry
of Housing

Llewellyn-Davies Weeks Canada Ltd.
Peter Barnard Associates
John Bousfield Associates
De Leuw Cather, Canada Ltd.
Ecoplans Limited

Sanitary drainage system



A regional sewage system will eventually be provided to serve Townsend, Jarvis, Hagersville, Port Dover and Waterford, as well as the Stelco plant and industrial park. The sanitary drainage system in Townsend has been designed as a gravity system, taking advantage of the natural slope of the ground. Initial development in Townsend could be served by a temporary sewage stabilization pond.

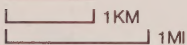
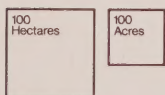
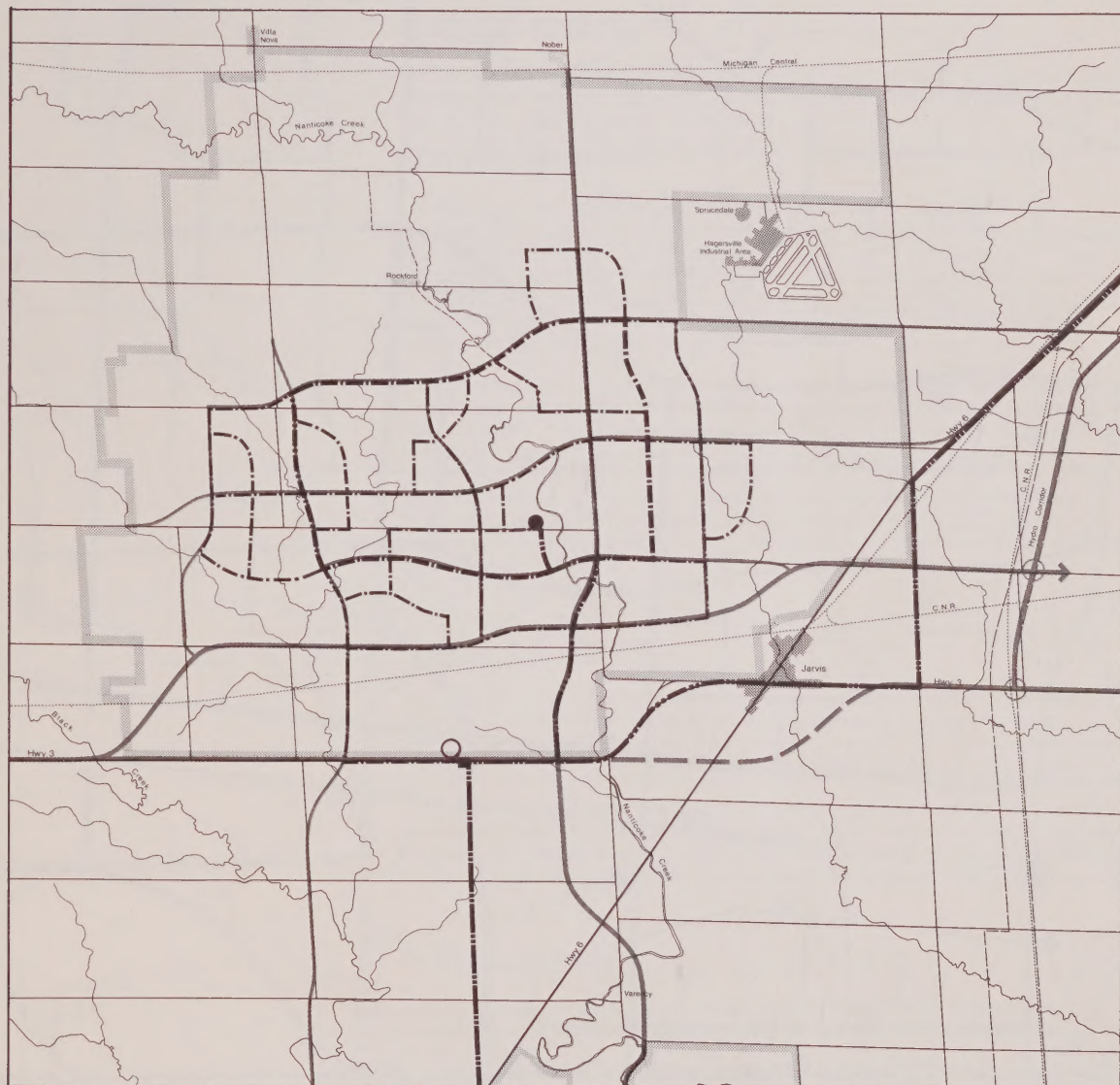
Townsend's storm water system will consist of underground pipes and surface flood routes. The underground system will provide for rapid removal of storm water runoff while the surface system will accommodate flows resulting from major storms.



Date Apr. 77







- Regional Trunk Sewer or Forcemain
- Townsend Sub-Trunk Sewer
- Townsend Collector Sewer
- Present Location for Pumping Station
- Alternative Location for Pumping Station

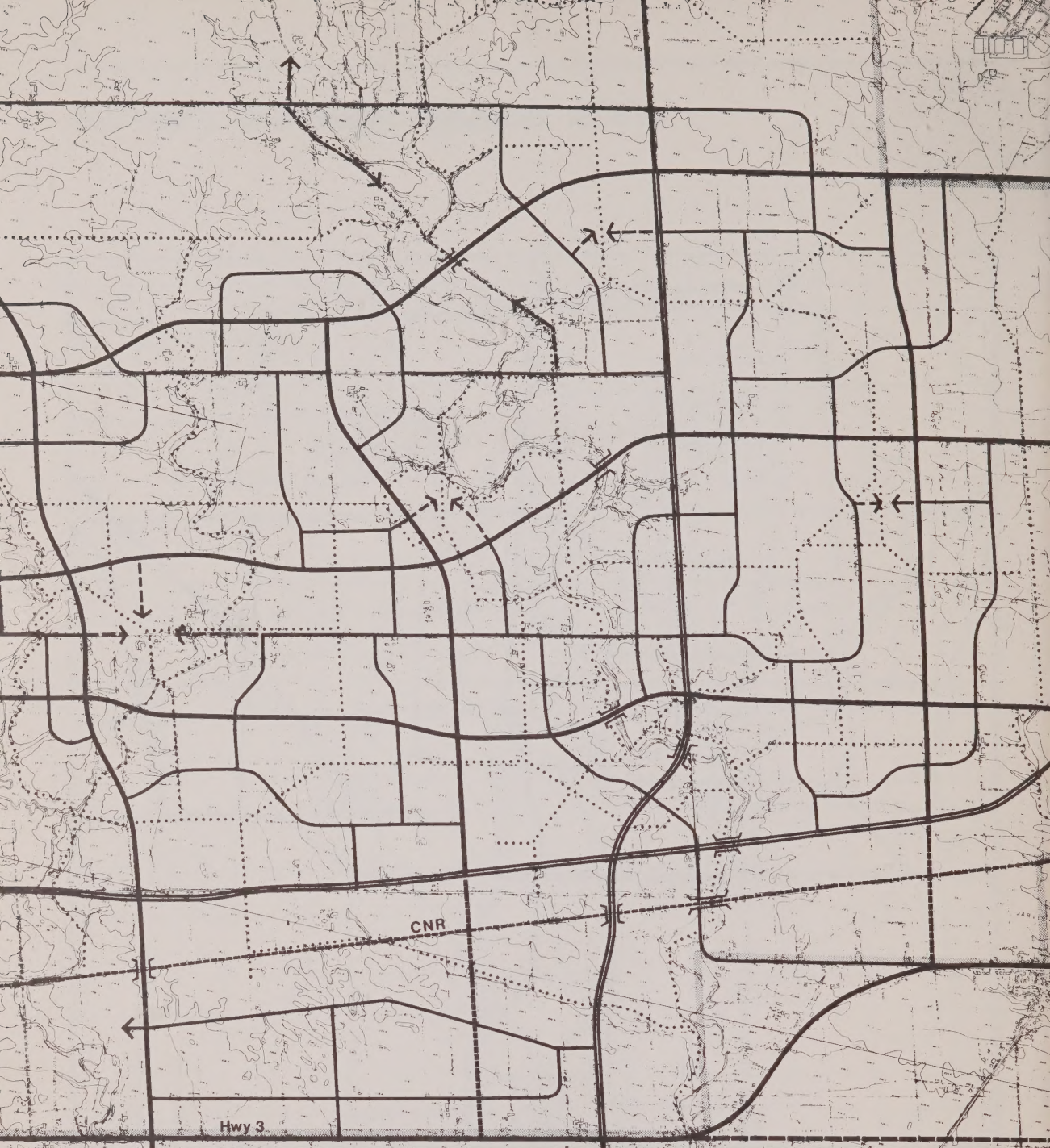
Water supply system



Date Apr. 77

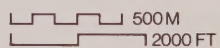
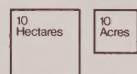
A regional water supply system will serve Townsend, Jarvis, Hagersville and Stelco. Townsend will be supplied by a trunk main from a new treatment plant located at Nanticoke, east of Stelco.

-  Regional Trunk Main
-  Townsend Ring Main
-  Townsend Water Main
-  Elevated Tank
-  Pump Station
-  Ground Storage Reservoir



Collector road system

-  Collector Roads
-  Town Arterials
-  Regional Arterials
-  Major Pedestrian Routes
-  Limited Access Roads



Date Apr. 77

Transportation

Arterial roads

The arterial road system in Townsend will be a rectangular grid, adjusted to the topography and natural features of the site, and modified to reflect primary traffic movements. The arterials will be spaced at approximately a 1 to 1½ km. (.6 to .9 m.) interval, with tighter spacing around the town centre and looser spacing in the peripheral housing areas.

The plan for the new community distinguishes between regional and town arterials. Two regional arterial roads are provided: one east-west road leading from highway 6 in the east to highway 3 in the southwest; and the second a north-south road following generally Townline Road north from highway 3. The roads are the principal access routes into the community and to the town centre. They have been designed as divided roads with a maximum capacity of six lanes near the town centre, and four lanes elsewhere at full development.

The town arterials consisting of three east-west and four north-south arterials, are primarily for internal traffic needs, providing access to local facilities and housing areas. These arterials have an allowance for four undivided lanes, but most of them are expected to require only two traffic lanes at ultimate development.

This framework of arterial roadways has considerable flexibility. The actual alignments of most of these roads will be determined as part of the on-going planning process. To respond to various circumstances, additional links also can be made south of highway 3.

Collector roads

Local distributor roads for the housing areas or residential collector roads, will facilitate local car and bus traffic within each grid square to the surrounding arterials, and to the adjoining housing areas. At the same time, they are designed to discourage non-residential extraneous traffic passing through the grid square.

The residential collector road system, shown on the opposite page, will create a number of "finder" roads in each grid square. These roads are aligned so that they will generally pass within approximately 300 m. (1,000 feet) of every house. Each finder road will connect in at least one place with the arterial system.

Public transit

Public transit in Townsend will provide an effective and convenient means of transportation to those depending on such a service, and will also lessen reliance on automobile use.

A scheduled bus service could be introduced early and expand as the town grows. The proposed routes are based on a radial network of services focused on the town centre. Since the town centre will have the largest concentration of services and jobs in the community, it will be the most important destination throughout the day. It will also have a transit passenger terminal where transfers can be made between local and regional services.

Bicycle routes

Bicycle routes in Townsend are based on the idea of providing separate lanes for bicycles, pedestrians and motor vehicles within shared rights-of-way. Direct bicycle routes will be provided for specific purposes, such as travel to work, shopping and school.

In addition, a leisure-oriented bicycle system will run through the creek valleys, woodlots and other attractive parts of the site.

Open space



An open space system, preserving the major natural features on the site, will provide ample areas for recreation. This system will contain a continuous network of footpaths and bicycleways, relatively free from vehicular traffic. It will link all the main activity centres and residential areas and contain a range of parks from tot lots to extensive recreation areas.

The major parkland of the community is located in a town-wide linear system following the valleys of the Nanticoke, Black and Sandusk creeks. The Nanticoke valley, which passes through the centre of the community and alongside the town centre, is the spine of the system.

The valleys offer a variety of passive recreational opportunities: trails for walking, bicycling, horseback riding and cross-country skiing, as well as facilities for fishing, tobogganning, skating and picnics.

A wide east-west open space corridor runs through the middle of the site, utilizing existing woodlots and linking the valleys, providing a natural buffer between the urban and rural areas of the site.

First development area

The plan for the first stage of the town's development, shown on the following page, includes housing with schools, shopping and parkland for about 3,500 persons, as well as sites for institutions wishing to start building in the first years. It is located on an attractive site, bounded on the west by the slopes of the Nanticoke valley and on the east by a woodlot and hedgerows.

Population characteristics

The housing needs for the first few years are based upon the following population characteristics:

- The early Townsend residents are expected to be relatively young. Over 70 per cent of the heads of households first moving to Townsend will be between the ages of 25 and 44.
- Most of the households moving to Townsend will have young children. The natural rate of increase is not expected to be high. The average number of persons per household is expected to be about 3.55.
- Most of the households will have modest incomes based upon single wage earners because early work opportunities for women are expected to be limited. The average household income will be slightly under \$15,000 per year; nearly half of the household heads will earn \$10,000-\$15,000 (1975 constant dollars) annually.

These incomes and household characteristics indicate a need for about 1,400 dwellings for the first 5,000 persons, a preference for family housing (ground-related 3 to 4 bedroom houses), economy in housing prices, and a limited market for apartments.

Housing types

In the illustration on the next page, the initial housing area is laid out in a compact neighborhood centred on Townline Road, within a short walk of the Nanticoke valley to the west and the first local centre to the south.

The land allocated for housing is based upon relatively modest lots. For example, single detached houses are typically allowed 12-15 x 30m. (40-50 x 100 ft.) lots, and semi-detached or link houses on 9-10½ x 30m. (30-35 x 100 ft.) lots. The street townhouses or rowhouses have 6½-9 x 30m. (22-30 x 100 ft.) lots.

The net residential density, inclusive of housing and residential roads, is about 26 dwellings/hectare, (10½ dwellings per acre). The neighborhood density when schools and other local open space are included is about 20 dwellings/hectare (8 dwellings/acre).

The apartment units needed at this time are located in the first local centre and south of the Nanticoke Creek in the town centre. This upper density housing, which is based upon 75 dwellings/ha. net (30 dwellings/acre), can be accommodated in three-storey apartments or stacked maisonettes over shops and offices.

Housing standards

To achieve a distinctive residential development while also providing houses for the modest incomes of the early residents, the plan for the first development stage utilizes some non-conventional urban planning standards. Essentially, these standards allow tighter roadways, more modest lots, and smaller setbacks including zero lot line development. However, they also provide more public open space for children's playspace and general amenity.

Initial phases





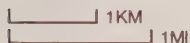
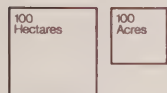
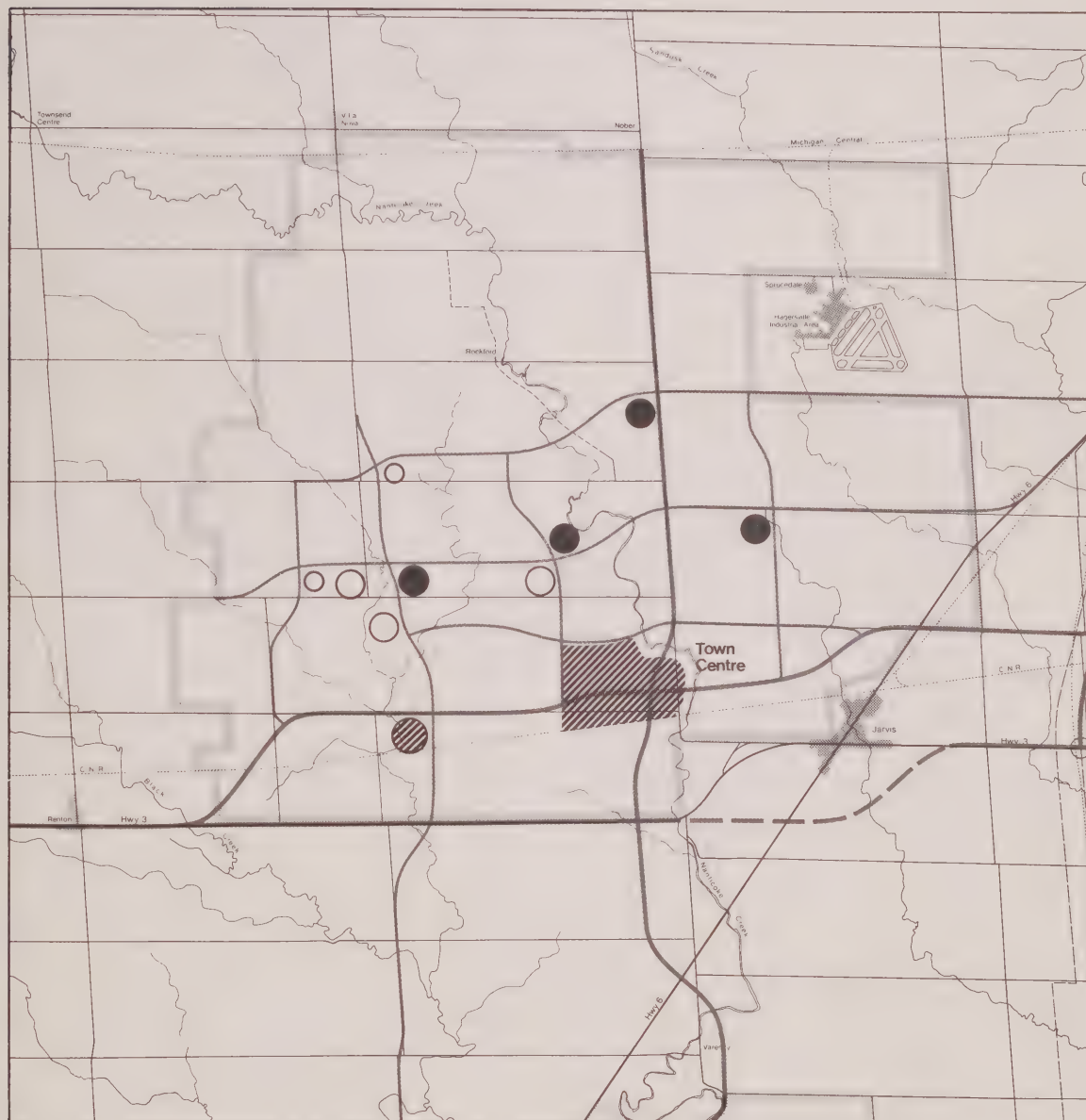
Initial activity centre



The commercial and community facilities to serve the needs of the early residents are located in the first activity centre immediately south of the first housing development, at the intersection of the two initial access roads, and overlooking the Nanticoke valley. The facilities will serve to create a focus for the community and a starting point for the town centre. The centre will contain a jug milk store, neighborhood shops, doctors' and dentists' offices, a public meeting centre and space for other related uses.

Adjacent to the local centre is the first retention pond for the storm water system. The 2 ha. (5 acre) pond has been designed as a visual and recreational amenity, with skating in the winter and boating in the summer.

Secondary centre locations



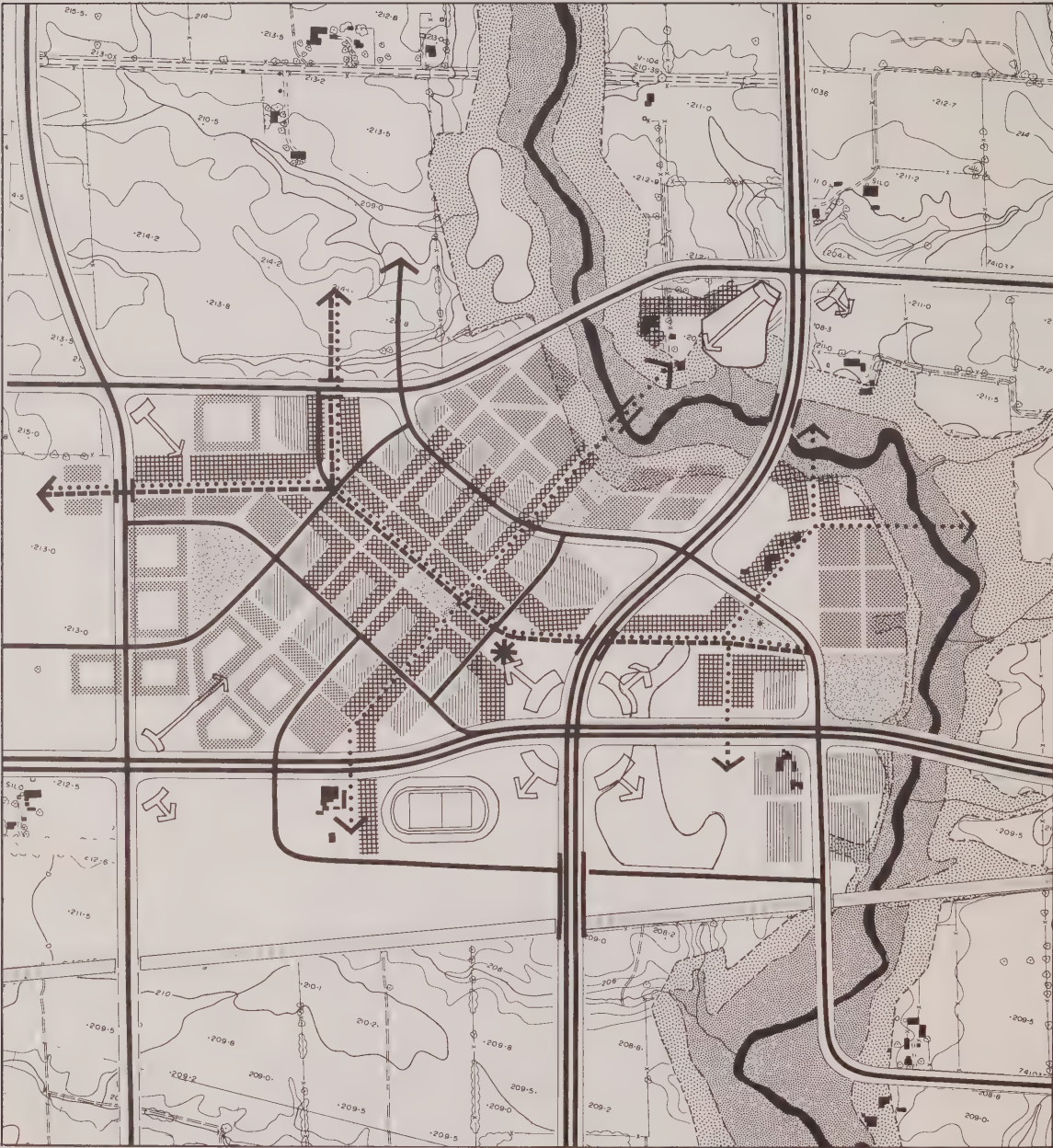
Date Apr. 77

- Recommended Locations for Secondary Centres
- Alternative Locations for Secondary Centres
- ▨ Potential Location for "District" Centre

There will be four secondary centres providing for the major daily needs of the 15,000 to 20,000 people living near them. Each centre will contain a variety of activities and services, such as a large supermarket, druggist, drycleaner, hairdresser, sub-post office and other associated shops; a public high school; a community park with indoor and outdoor recreational facilities; apartments and housing for senior citizens; and community facilities, such as a health clinic, nursery school, church and a meeting hall.

The facilities will be grouped together to create a compact, lively and car-free area within convenient walking distance of most homes.

Design potential



- Major Commercial and Community Facilities
- Main Parking Areas
- Housing Areas and Local Facilities
- Open Space

150 M
500 FT



Date Apr. 77

Town centre

The town centre will be the heart of the region as well as the new community. It will contain most of the unique and one-of-a-kind facilities, and therefore, provide the setting for the greatest diversity of goods, services, people and events.

The concentration of activity is a way of creating an early and strong sense of community identity. It will also create the best opportunity for establishing comprehensive comparison shopping in the region. This in turn will serve to attract a greater diversity of employment, and the provision of other social and non-commercial facilities.

The centre will cover an area of 110 ha. (270 acres) at the southern entrance to the community, next to the Nanticoke valley and approximately 1 km. north of highway 3. The site is served by arterials on all sides, providing good car and bus access. Pedestrians and bicyclists will also have ready access by using the Nanticoke valley and other grade-separated links from surrounding housing areas.

It will contain all the functions traditionally associated with major "downtown" shopping, entertainment, recreation, social and cultural facilities. With the associated build-up of service employment, it will be a major place of work in the region—second only to the Nanticoke industrial area. The variety of activities will also make it an interesting and unique place to live, especially for single people and young couples.

Within the area of the town centre, sites have also been chosen for the regional administrative centre, a health care centre, a small hotel and an apartment development. All of these are clustered along the southern edge of the Nanticoke valley near the crossing for Townline Road. By the time the new community has reached its mature population of 100,000, the town centre will contain such facilities as:

- Comparison shopping with about 100,000 m² (1,000,000 ft²) of floor space for three or four department stores and associated specialty shops, supermarkets, restaurants and service establishments.
- 3,000 apartments or units located over shops and offices for about 6,000 residents.
- Office space, including the regional administration centre, new municipal offices, registry office, police headquarters, post office, social and health services and small businesses.
- Commercial and community facilities, including hotels, cinemas, a theatre, art gallery, hospital and a library.
- Leisure uses, including a civic square, indoor all-year sports centre, stadium and sports fields.
- Car parking for approximately 10,000 vehicles.
- Central bus depot for local and regional services.

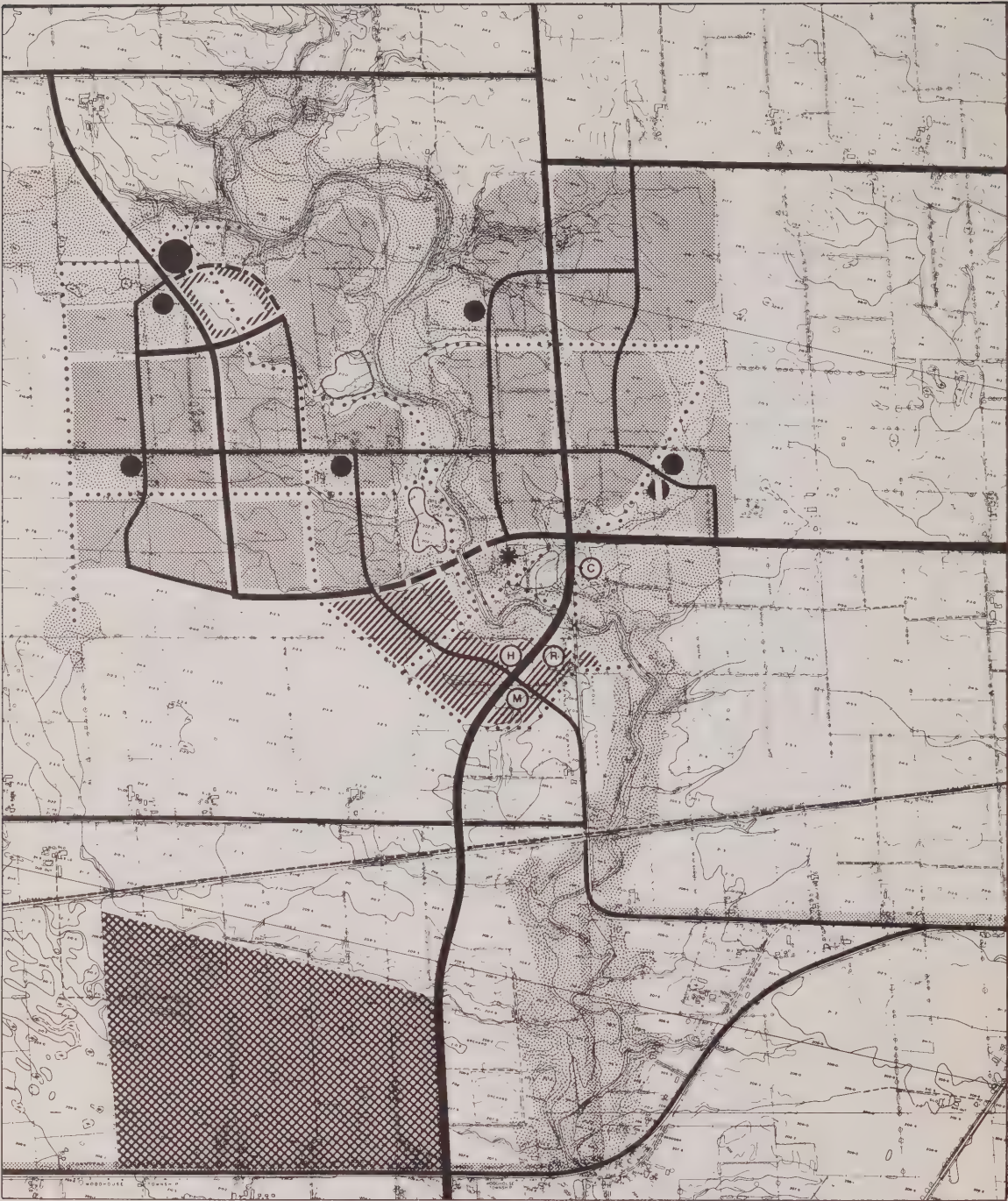
Although outside the area formally defined as the town centre, a community college and the first local centre will also be functionally part of downtown. The roads leading into the town centre will have an attractive view on their approach to the downtown. The first view, especially from the intersection of Townline Road and the southern arterial, will present an inviting image, and provide a clear sense of orientation to the major components and internal circulation system of the town centre. However, through traffic will be able to bypass the town centre on the surrounding arterials.

Pedestrian system

The pedestrian system has been treated as an important component in the town centre. The main pedestrian routes, which lead to the central mall, are independent of the distributor road system. They will link all the important uses within the town centre to the adjoining housing areas. While the routes within the centre will be generally at ground level, there will be convenient grade-separated links to adjoining areas.

These main pedestrian routes will be supplemented by a tighter network of secondary links, generally following sidewalks along the local streets.

This system allows for creating a variety of pedestrian places: climate-controlled malls, arcaded passages and open streets and squares. Intersections in the system can be treated as focal points with landscaped sitting areas and public squares. Continuous arcades can be provided along open routes to protect pedestrians and to separate pedestrian-scaled activities from the vehicular traffic.



Development area: 20,000 population

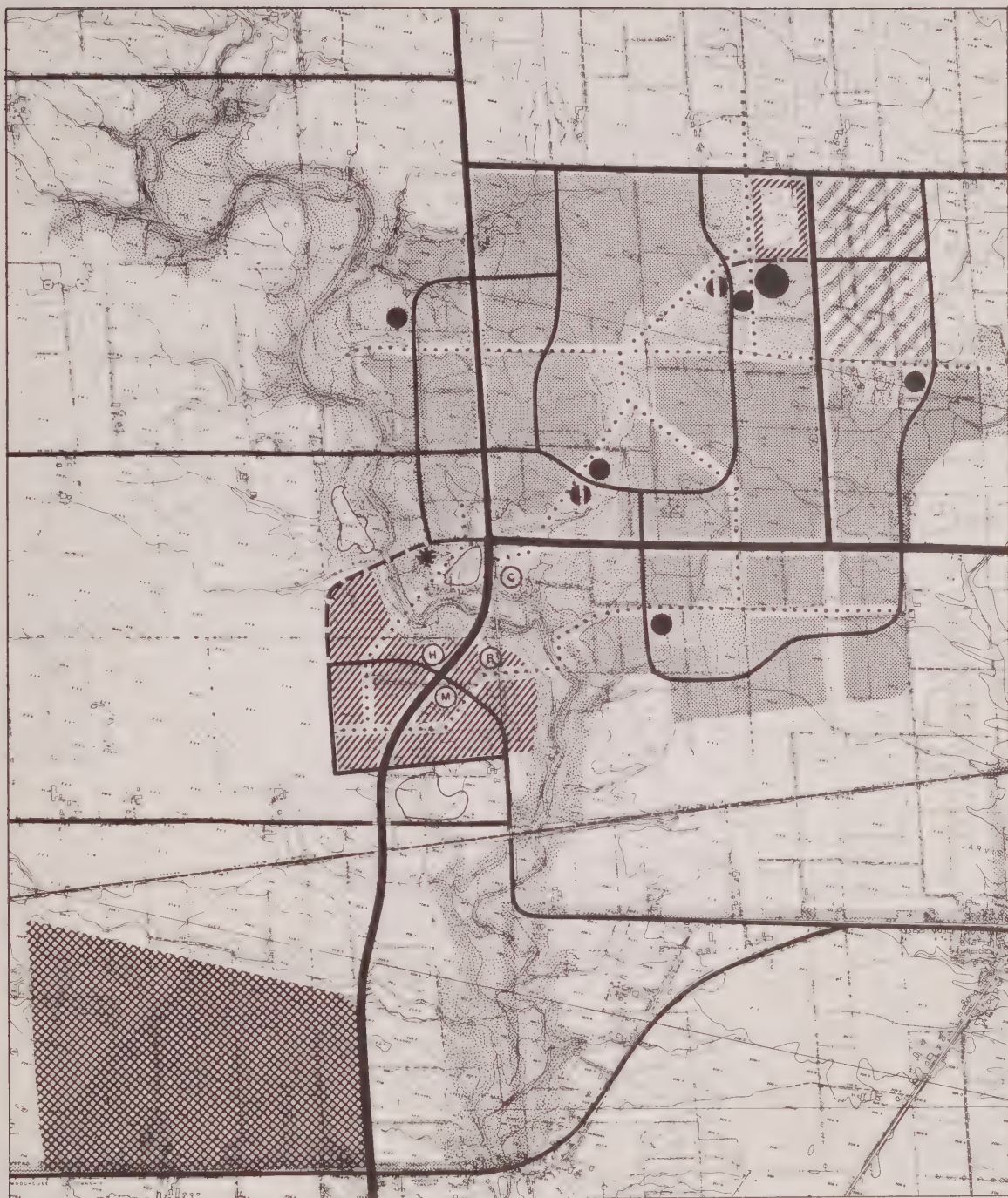
Preferred area

The preferred plan for the first 20,000 people focusses development on the Nanticoke valley, straddling the creek. Most of the housing is located within a short walking distance of the creek near the town centre. This option offers a variety of development parcels near the centre, along the valley, and on the tableland.








- Housing Area
- Commercial and Social Facilities
- Open Space
- Industrial Area
- Arterial Roads
- Collector Roads
- Pedestrian Path
- Pond



Date Apr. 77

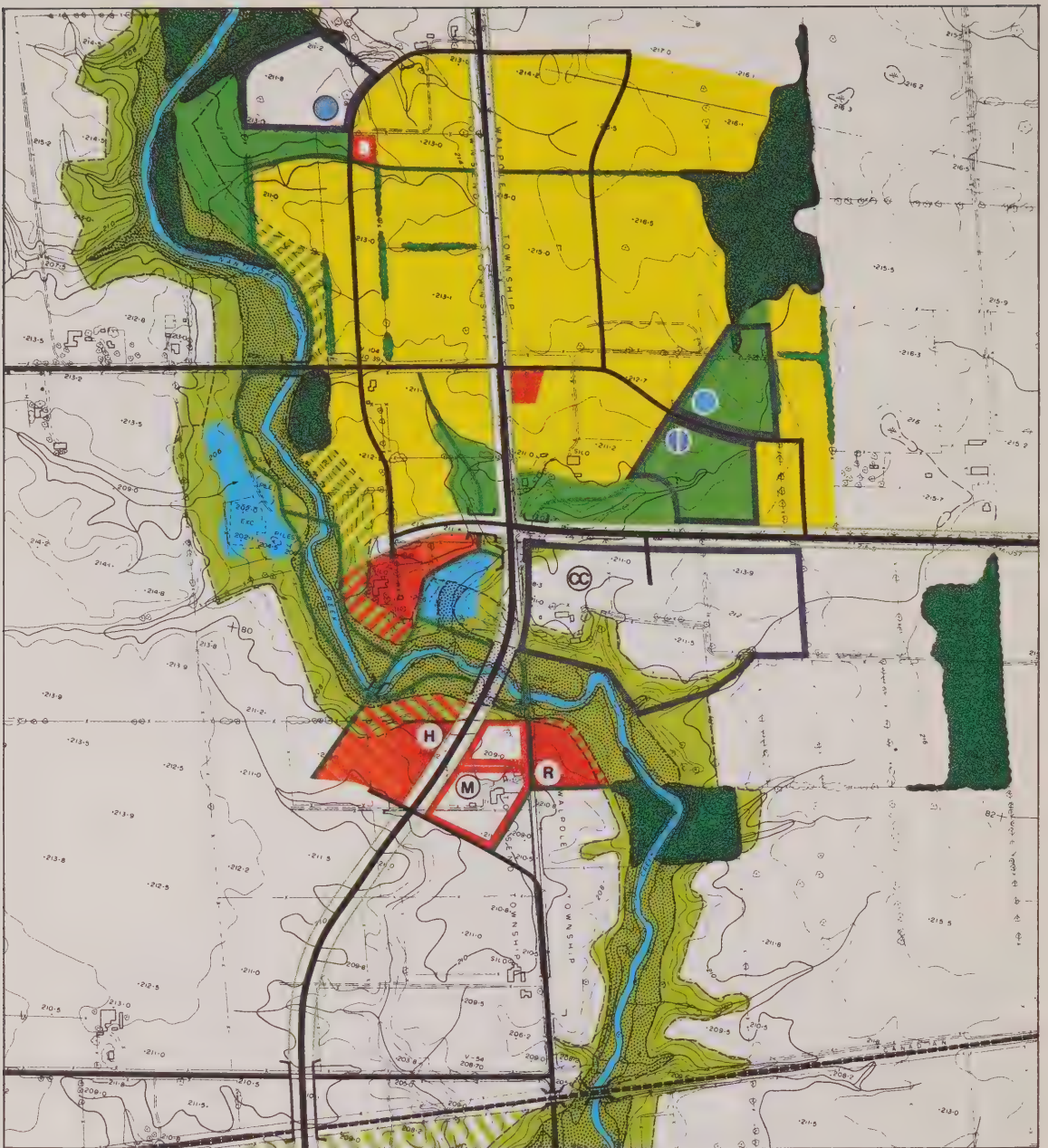


Development area: 20,000 population Alternative area

-  Initial Activity Centre
-  Public High School
-  Public Elementary School
-  Separate Elementary School
-  Community College
-  Regional Administrative Centre
-  Hotel
-  Health Facility

In this alternative plan, development for the first 20,000 population is located on the eastern side of the Nanticoke Creek. This option has the advantage of focussing development in a compact and well-defined area. Mainly, it utilizes existing roadways for the arterials. No bridge crossings would be required at Townline Road.

 300M
1000 FT



Detailed Plan 5000 Population

- Housing Areas: Low & Medium Density
- Higher Density
- Commercial & Institutional Uses
- Natural Open Space
- Local Parks
- Woodlots & Hedgerows
- Arterials
- Collectors
- Railway

- Public Elementary School
- Separate Elementary School
- CC Community College
- R Regional Administrative Centre
- M Health Facility
- H Hotel
- Ponds
- Pedestrian Path
- Bridges & Underpasses



150M
500FT



Date March 77

TOWNSEND

COMMUNITY DEVELOPMENT PROGRAM



Alternative development areas (5,000) pop.



Date Apr. 77



On the opposite page is a detailed plan for the first 5,000 population, showing areas for housing, major local facilities, and initial components of the town centre.

The map on this page shows five alternative locations for the development area for the first 5,000 population. The preferred plan opposite illustrates option 3.

-  Alternative Areas
-  Town Centre
-  Recommended Site Area

Agriculture

While the site for the new community is some 5,650 ha (14,150 acres) in size, less than half will be utilized for development of the community of 100,000. An area of 2,800 ha (6,900 acres) will remain in permanent farming use.

The site currently contains a diversity of farming operations. Cash cropping and livestock production are located in the east; dairying operations are carried out largely in the central area; canning crops as well as two productive orchards, are located in the northwest portion of the site.

The areas most suitable for agriculture are located west of the Townline Road, north of the 13th Concession Road. These lands will remain in farming use. Even within the development area most of the lands will not be developed for years. In the interim, farming will continue. To give farmers a measure of security and an indication of the length of time they can expect to operate the farm units, the development area is divided into two zones:

1. medium-term agricultural areas covering the area that will be required for development after the town has reached its initial population threshold of 5,000; and
2. longer-term agricultural areas needed after the town has grown to about 20,000. These areas will be refined further as development proceeds.

A flexible farm leasing and maintenance program has been prepared to relate the farm tenure and farm management arrangements to the town's growth stages. In this way, as much farmland as possible will be producing food on both an interim and long-term basis, while at the same time allowing for the staged development of the new community.



Implementation

When the planning of Townsend commenced in January of 1976, the target date for the first housing was 1978. In the intervening period, Stelco has postponed completion of the first phase of the Nanticoke plant from 1978 to early 1980, and the Regional Council has requested a delay in the start-up date for Townsend.

The timing of Townsend's development will be affected by these circumstances. Its development must relate to orderly growth in the region.

Accordingly, the Province has presented the following eight-point program to Regional Council for consideration:

1. The new community of Townsend should be developed as the major urban place within the Region of Haldimand-Norfolk.
2. The Townsend plan should be incorporated in the Regional Official Plan, which should also indicate how the growth of the existing communities and Townsend can be closely related.
3. The Province will commence a phased construction program of trunk water and sewage services for the Nanticoke industrial complex and Townsend. Jarvis and Hagersville will be included in the water service system; and Waterford and Port Dover in the sewer system, as required.
4. The Province will accept the ultimate responsibility for this investment in trunk services should the anticipated population or industrial growth in the Region not materialize as anticipated. Details of the system and cost recovery will be negotiated with the Region.
5. First housing will be completed in Townsend in late 1980 or early 1981.
6. The Province will establish in the near future an agency to be responsible for the development of Townsend, and will ensure that the Region of Haldimand-Norfolk and the City of Nanticoke are represented on the body governing this organization.
7. This development agency will submit all plans for the development of Townsend, in accordance with the procedures contained in the Planning Act.
8. The Townsend planning proposals summarized in the Townsend Community Plan will be presented for review and evaluation to the Regional Council.

Other public agencies, the residents of the Region, and all other interested parties also will be given an opportunity to comment on the proposals for Townsend. At the conclusion of the review, the Province will meet with the Region to determine the acceptability of the Townsend plan or the need for revision.

Financing for Townsend

The policy of the Province is to assist the Region of Haldimand-Norfolk in accommodating major urban and industrial growth. As part of this policy, the Ontario Land Corporation has financed the assembly of land at Townsend. The planning of Townsend has also been directed and financed through the Ministry of Housing.

Although most of this investment in land and planning will be recovered through the disposition of land, the Province is determined to ensure that housing in Townsend is available at affordable prices.

As proposed in the eight point program, the Ministry of Environment will advance the monies required for the new water and sewer facilities serving the Nanticoke industrial area, Townsend and the nearby communities. These costs are to be recovered through user charges. The service rates will compare with current and anticipated rates in the Region, and the Province will accept the risk for covering the investment, if the anticipated growth does not occur.

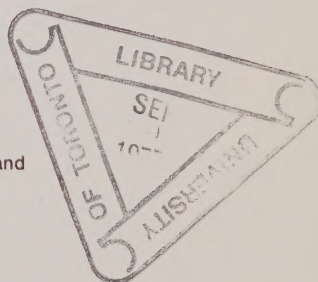
The costs incurred over the first ten years by the Region and other boards and agencies as a direct result of Townsend's development can be covered by the new assessment derived from Townsend and the Nanticoke industrial area, according to a provincial-municipal study. Any additional costs incurred by the City of Nanticoke will be minimized by increased revenues from normal taxation and cost-sharing arrangements, and other financial arrangements as required.

Private sector builders and developers will be expected to undertake the financing and development of local services and related infrastructure as required under municipal subdivision agreements. The private sector will also finance and build the housing and associated commercial and industrial facilities in Townsend as in any other community.

Development of Townsend

The Province will establish an organization to be responsible for the overall development of Townsend.

This development organization will function mainly as a land developer, operating under policy guidance from the Ministry of Housing. It will submit the appropriate planning documents to the regional municipality for the approval of official plan amendments or subdivision plans. The development agency will not supplant nor supersede normal municipal authorities. It will develop Townsend according to approved plans, through the disposition of land to private builders and developers and, where appropriate, to federal, provincial or municipal agencies.



Phasing

Once the development infrastructure is in place, the initial housing and associated facilities can be completed according to subdivision agreements. The rate of development will reflect the pace of population growth in Haldimand-Norfolk with due regard to the orderly development of other urban centres in the Region.

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